Secta. IV—27—100,000—21.5.48.

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Dev (1948 48) Department.

48 SERIES.

G.O. No. 4996

Dated 7-10-48

[Despatch Abstract.]

Land - Acquisition - Co-operative Housing Schemes - Draft Agreement and transfer deed - Approved - Powers to execute - Delegated to Registrar of Co-operative Societies.

Government of Madras
Abstract

LAND ACQUISITION - Co-operative & Housing Schemes - Draft agreement and transfer deed-Approved-Powers to execute-Delegated to Registrar c Co-operative Societies.
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THIS AGREEMENT made the day of one thousand nine hundred and forty-eight Between HIS EXCELLENCY THE GOVERNOR OF MADRAS (hereinafter called "the Governor" which term where the context admits shall include his successors in Office and assigns) of the one part and CO-OPERATIVE HOUSE BUILDING SOCIETY district having its registered office at (hereinafter called "the Society" which term where the context admits shall include the assigns of the Society) of the other part.

"WHEREAS the Government of Madras (hereinafter called "the Government") propose to acquire in accordance with the provisions of the Land Acquisition Act, 1894 (I of 1894), all that piece or parcel of land situated in . . . Village . . taluk . . . district and more particularly described in the Schedule hereunder written and delineate on the map or plan hereto annexed (hereinafter called "the said lands")

AND WHEREAS the Society has agreed to have the said lands transferred to them on and subject to the conditions hereinafter contained;"

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The Price to be paid by the Society for the said lands and other fixtures, if any, thereon shall be determined by the Special Land Acquisition Officer appointed by the Government and shall be paid by the Society in advance within days from the date on which intimation thereof is received in writing from such officer.

2. The Society shall pay such additional amount, if any, which may become payable by reason of an enhancement of award, in pursuance of an order of a Court or the Order of a final Court of appe in the event of a reference to a Court. All costs and expenses incurred by the Government for acquiring the said lands and all Court expenses including Advocate's fees in the event of a reference on appeal to a Civil Court shall be borne by the Society.

3. The Society shall pay to the Government the cost of maintaining the special staff employed by the Government for the acquisition of the said lands. The said cost will be fixed by the Registrar of Co-operative Societies, Madras.

4. Possession of the said lands shall be given to the Society only on payment by the Society to the Government of of- all the

aforesaid moneys and the Society shall have no title to the said lands until such payments have been made and possession given.

5. The Society agrees that the said lands will be used for the purpose of constructing buildings and providing the necessary amenities as set out in House Scheme.

6. The Society shall pay to the Government the annual revenue assessment or ground rent as the case may be on the said lands and any enhanced assessment thereof in the event of a revision of the land revenue settlement.

7. The Society shall construct or cause to be constructed residential buildings on the said lands and provide the necessary amenities connected therewith as set out in the housing scheme aforesaid within a period of two years from the date of the commencement of title in its favour or within such further time as may be allowed by the Registrar of Co-operative Societies, Madras.

8. The identity of the property acquired with that commenced in the Schedule hereunder written shall be admitted by the Society.

9. THE SCHEDULE ABOVE REFERRED TO.

IN WITNESS WHEREOF acting for and on behalf of His Excellency the Governor of Madras and Director of the Co-operative House Building Society acting for and on behalf of the said Society have hereunto subscribed their respective signatures the day month and year first above written.

SIGNED AND DELIVERED by the said)
in the presence of:)

SIGNED AND DELIVERED by the said)
in the presence of:)

THIS INDENTURE made the day of one thousand ninehundred and firty eight Between HIS EXCELLENCY THE GOVERNOR OF MADRAS (Hereinafter called the "the transferor" which term where the context admits shall include his successors in Office and assigns) of the one part And CO-OPERATIVE HOUSE BUILDING SOCIETY district having its registered office (hereinafter called "the Transferee" which term where the context admits shall include the assigns of the Society) of the other part:

WHEREAS the Government of Madras in accordance with the provisions of the Land Acquisition Act, 1894 (I of 1894), acquired all

all that piece or parcel of land situated in village taluk district and more particularly described in the Schedule hereunder written and delineated on the map or plan hereto annexed (hereinafter called "the said lands") AND WHEREAS the Transferee had by an agreement made the day of 1948 between he the Transferor and the Transferee agreed to pay the price fixed by the Special Land Acquisition Officer for the said lands

NOW THIS INDENTURE WITNESSETH

that in pursuance of the said agreement subject nevertheless to the conditions contained therein and in consideration of the sum of Rs, now paid to the Transferor by the Transferee (receipt of which sum or Rs. the Transferor doth hereby acknowledge) the Transferor doth hereby convey and assign unto the Transferee All the said lands and other fixtures thereon, if any., TO HAVE AND TO HOLD the said lands unto the Transferee for ever.

THE SCHEDULE ABOVE REFERRED TO.

IN WITNESS WHEREOF acting for and on behalf of HIS EXCELLENCY THE GOVERNOR OF MADRAS and Director of the Co-operative House Building Society acting for and on behalf of the said Society have hereunto subscribed their respective signatures the day, month and year first above written.

Signed and delivered by the said
in the presence of.

Signed and delivered by the said
in the presence of

/True Copy/

fice Assistant,
as Record Office.

SP/24.12.